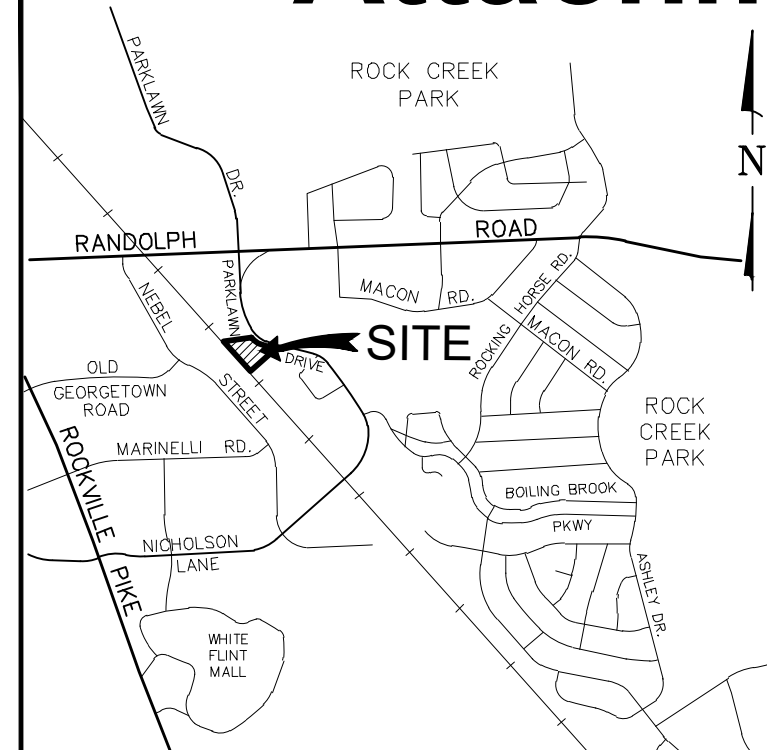




VICINITY MAP
SCALE 1" = 2,000'

PARKING LOT REQUIREMENTS FOR 10 OR MORE SPACES
2014 MONTGOMERY COUNTY ZONING ORDINANCE

Chapter 59 Section 6.2.9.C.1. Landscaped Area

Minimum Landscaped Island Area Required	= 100 s.f.
Minimum Landscaped Island Area Provided	= 101 s.f.
Parking Lot Area I	= 11,266 s.f.
Landscape Area required (5% of Total Area)	= 564 s.f.
Total Landscape Area provided	= 566 s.f.
Landscape Area II	= 7,688 s.f.
Landscape Area required (5% of Total Area)	= 385 s.f.
Total Landscape Area provided	= 1,167 s.f.

SHADING FOR PARKING LOT PAVEMENT
Chapter 59 Section 6.2.9.C.2. Tree Canopy

PARKING LOT SHADE TREE LIST

BOTANICAL NAME	COMMON NAME	20 YEAR CANOPY (DIA. IN FEET)*
Acer rubrum	Red Maple	46
Fagus grandifolia	American Beech	46
Quercus rubra	Red Oak	35

*20-year canopy diameters are calculated as shown in the Montgomery County Trees Technical Manual (September 1992), Appendix C, "Plant Species Information: Montgomery County Maryland Landscape Tree Evaluation Criteria".

Parking Lot Pavement Area I	= 11,266 s.f.
Shaded Area required (25% of Total Pavement Area)	= 2,817 s.f.
Total Shaded Area provided	= 3,200 s.f. (28%)
Parking Lot Pavement Area II	= 7,688 s.f.
Shaded Area required (25% of Total Pavement Area)	= 1,922 s.f.
Total Shaded Area provided	= 1,923 s.f. (25%)

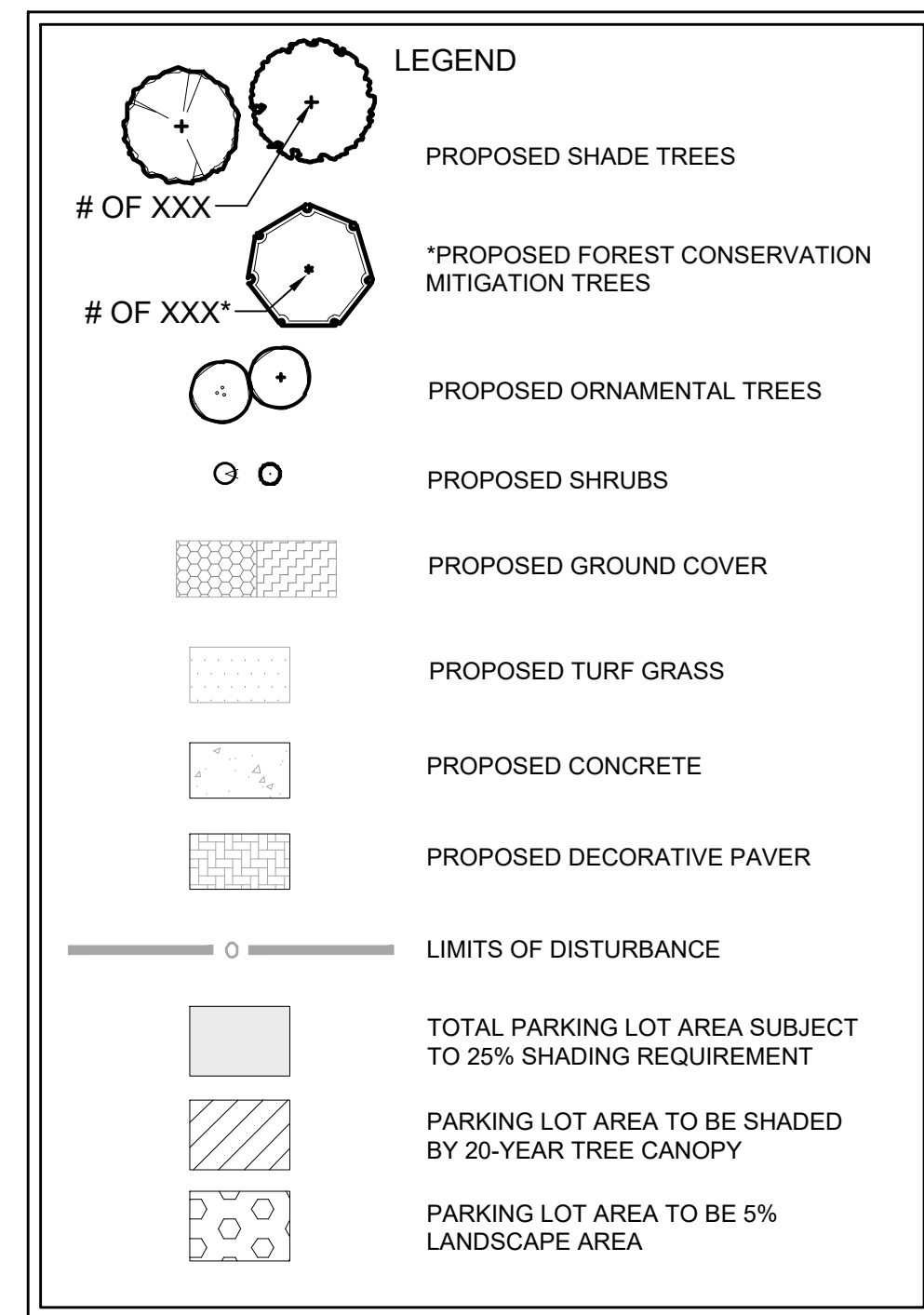
LANDSCAPE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	SPACING
SHADE TREES							
ARO	3	Acer rubrum 'October Glory'	October Glory Red Maple	2-2 1/2" cal.		B&B	AS SHOWN
FGR	4	Fagus grandifolia	American Beech	2-2 1/2" cal.		B&B	AS SHOWN
QRU	1	Quercus rubra	Red Oak	2-2 1/2" cal.		B&B	AS SHOWN
OVI	6	Ostrya virginiana	Ironwood	2-2 1/2" cal.		B&B	AS SHOWN
EVERGREEN & ORNAMENTAL TREES							
CKT	2	Cornus kousa 'Snow Tower'	Snow Tower Kousa Dogwood		5-6' ht.	B&B	AS SHOWN
DECIDUOUS & EVERGREEN SHRUBS							
AGF	28	Azalea x 'Girard's Fuschia'	Girard's Fuschia Azalea		24-30"	#5 Cont.	4' o.c.
IGS	40	Ilex glabra 'Shamrock'	Shamrock Inkberry		24-30"	#5 Cont.	3' o.c.
ITS	67	Itea virginica 'Scentlandia'	Scentlandia Virginia Sweetspire		24-30"	#5 Cont.	3' o.c.
HERBACEOUS PERENNIALS							
AAP	104	Artemisia arborescens 'Powis Castle'	Powis Castle Wormwood			#1 Cont.	24" o.c.
CMD	80	Carex morrowii 'Ice Dance'	Ice Dance Sedge			#1 Cont.	15" o.c.
FGB	270	Festuca glauca 'Boulder Blue'	Boulder Blue Blue Fescue			#1 Cont.	12" o.c.
GAW	200	Gallardia aristata 'Amber Wheels'	Amber Wheels Blanket Flower			#1 Cont.	12" o.c.
HMU	153	Hakonechloa 'Aureola'	Aureola Japanese Forest Grass			#1 Cont.	15" o.c.

Note: Plant counts are provided for the convenience of the contractor. The plan dominates on any discrepancies between the table and the plan. Contractor is responsible for verifying the counts and bringing any discrepancies to the attention of the landscape architect and client before proceeding. The planting plan must be carefully followed to ensure good plant survival and acceptance of landscaping upon completion of the project. Failure to install the specified plants in the specified locations will result in the rejection of the entire planting area, and the contractor will be required to reinstall the plantings as shown on the plans at their own expense. Substitutions are not allowed without prior approval of the landscape architect.

PROPOSED TREE LIST*							
VARIANCE MITIGATION							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE (CAL.)	ROOT	SPACING	
QSH	3	Quercus shumardii	Shumard Oak	3"	B&B	AS SHOWN	
QBI	5	Quercus bicolor	Swamp White Oak	3"	B&B	AS SHOWN	
FGR	2	Fagus grandifolia	American Beech	3"	B&B	AS SHOWN	

*Note: The proposed variance mitigation tree list is a duplicate. Please see the approved Final Forest Conservation Plan for details on tree locations, species, etc. The chart on this plan is for reference only.



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP HQ122 W58C 219NW05

PLAT 9530

4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

PARKLAWN SELF STORAGE

PROJ. MGR DCM

DRAWN BY CEB & PHR

SCALE 1" = 20'

DATE 05.22.2025

SITE PLAN 820250070

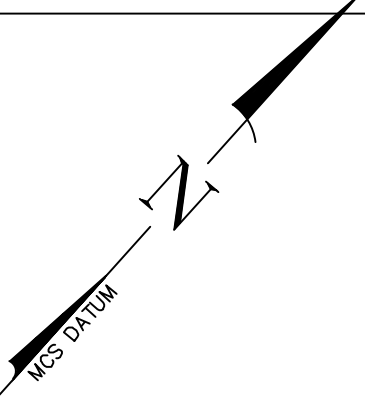
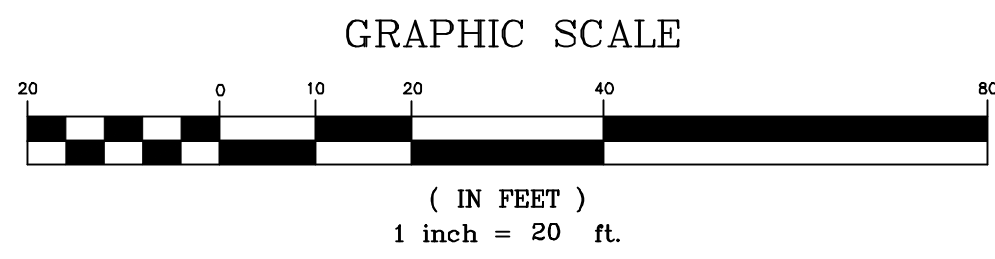
LANDSCAPE PLAN

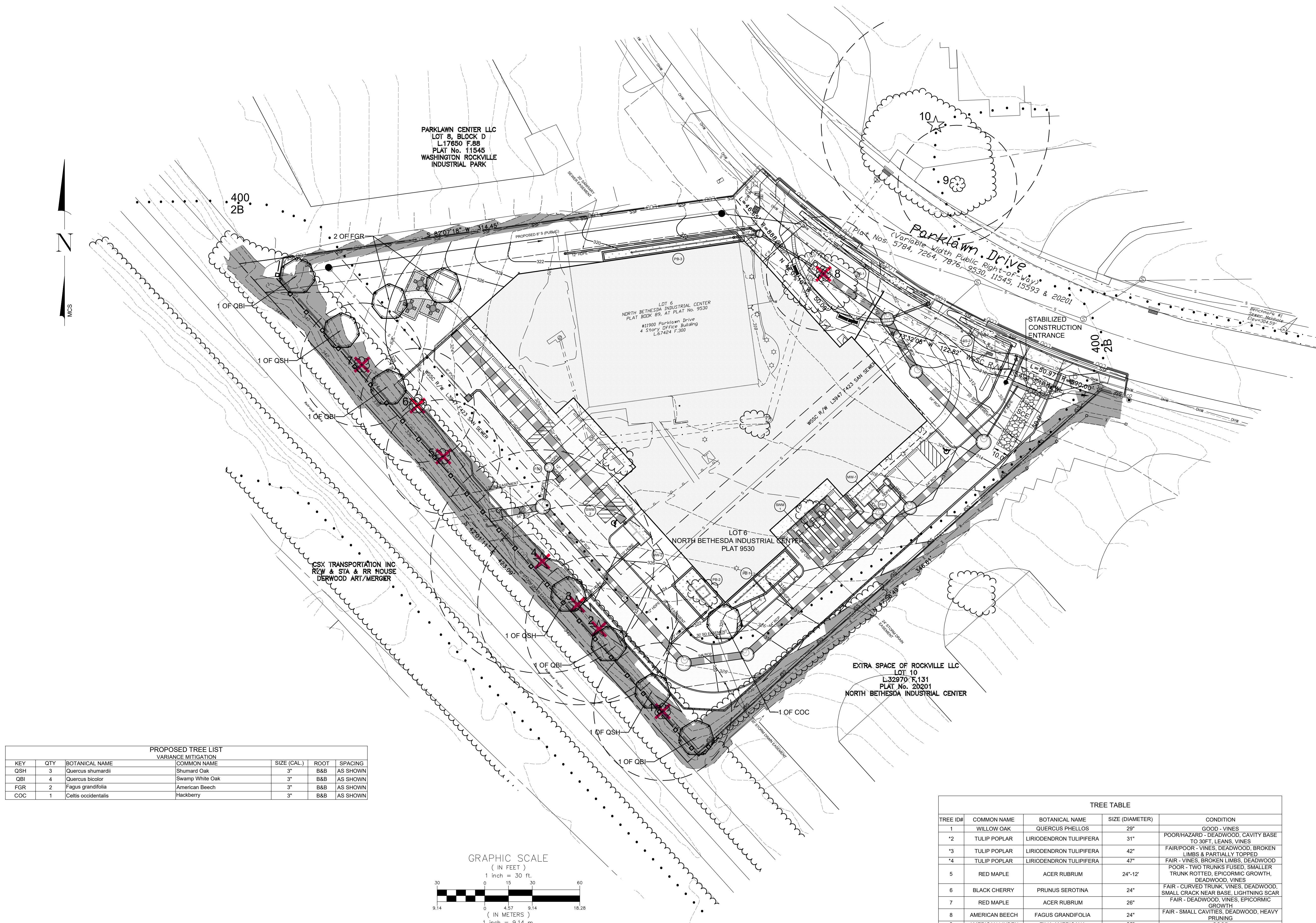
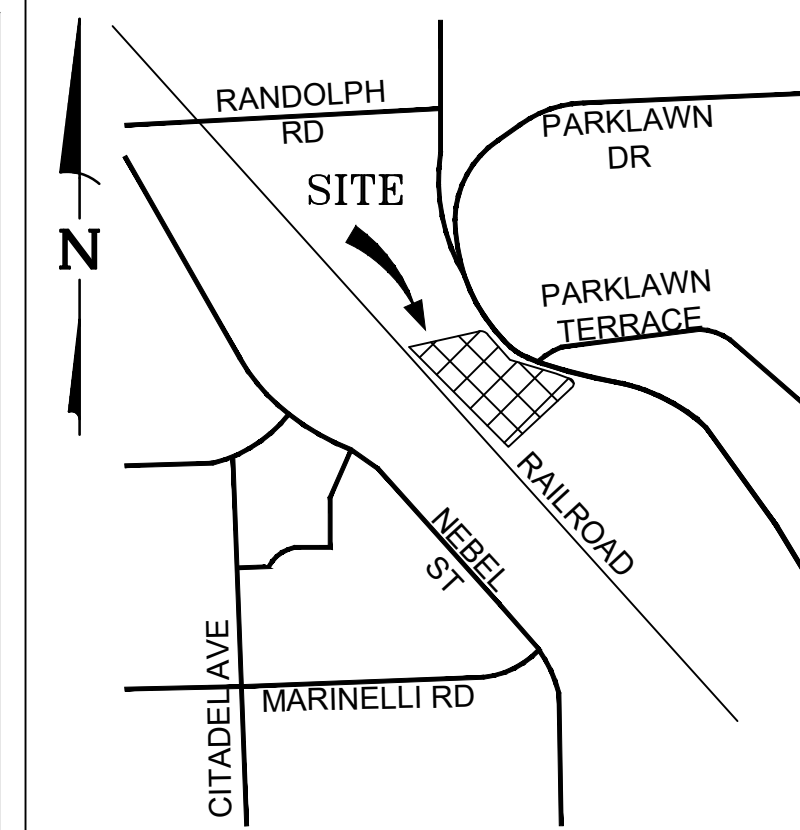
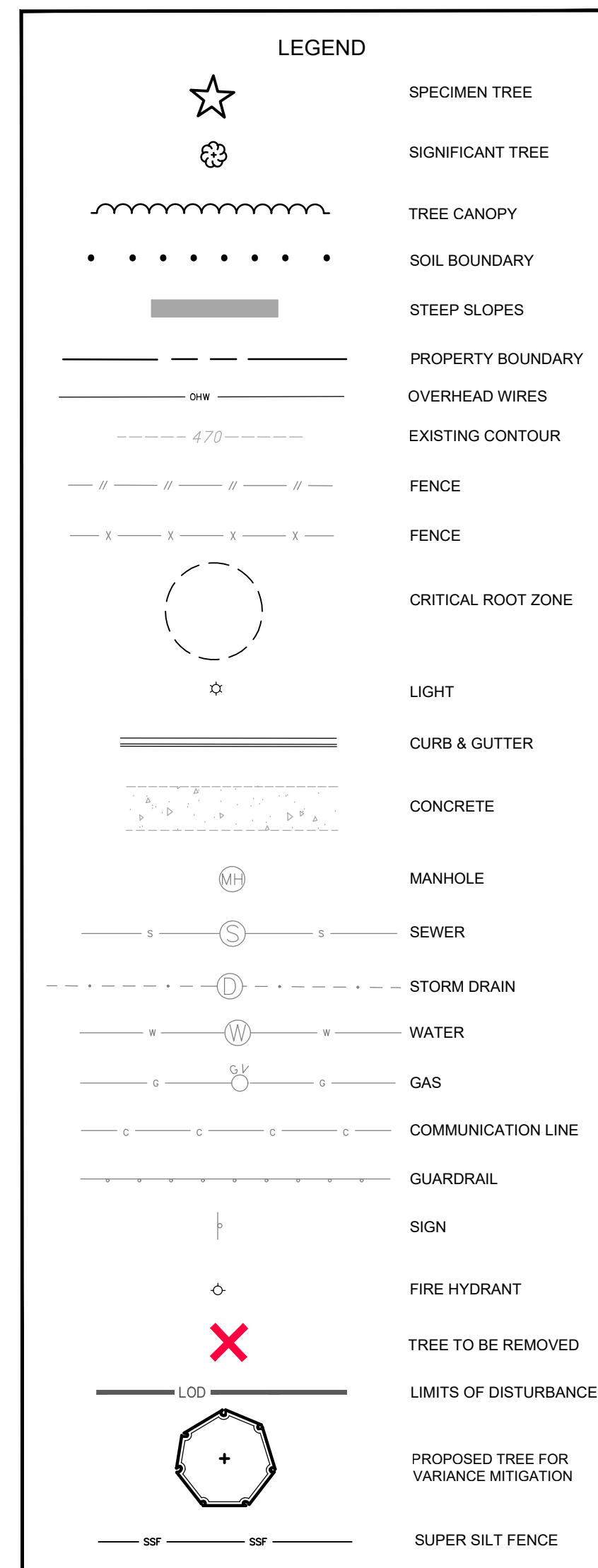
PROJECT NO. 23.193.21

SHEET NO. 1 OF 2

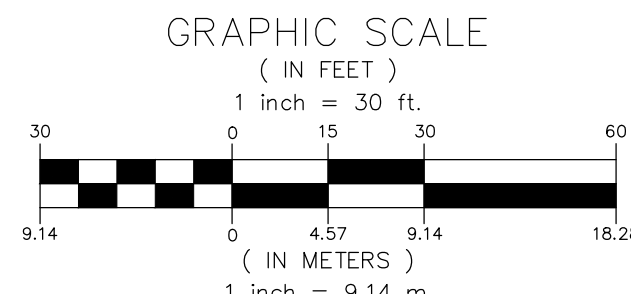
AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNER WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING AND CODE COMPLIANCE SECTION (ZCCS), PLEASE CONTACT BRIAN KEELER, 240-584-4485

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250070 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.
DEVELOPER: ARCLAND PROPERTY COMPANY, LLC. NANO MEHRKAM
CONTACT PERSON
ADDRESS: 1055 THOMAS JEFFERSON ST. NW, SUITE 250, WASHINGTON, DC 20007
PHONE: (202) 809-1290
EMAIL: NANA@ARCLAND.LAND
SIGNATURE: _____





KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE (CAL.)	ROOT	SPACING
QSH	3	Quercus shumardii	Shumard Oak	3"	B&B	AS SHOWN
QBI	4	Quercus bicolor	Swamp White Oak	3"	B&B	AS SHOWN
FOR	2	Fagus grandifolia	American Beech	3"	B&B	AS SHOWN
COC	1	Celtis occidentalis	Hackberry	3"	B&B	AS SHOWN



DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20241040, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Arcland Property Company, LLC

Contact Name: Steve Cratin

Address: 1055 Thomas Jefferson St NW Suite 250 Washington, DC 20007

Phone: 202-809-1290

Email: nana@arcland

Signature:

TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER)	CONDITION
1	WILLOW OAK	QUERCUS PHellos	28"	GOOD - VINES
*2	TULIP POPLAR	LIRIODENDRON TULIPIFERA	31"	POOR/HAZARD - DEADWOOD, CAVITY BASE TO 30 FT. LEANS, VINES
*3	TULIP POPLAR	LIRIODENDRON TULIPIFERA	42"	FAIR/POOR - VINES, DEADWOOD, BROKEN LIMBS & PARTIALLY TOPPED
*4	TULIP POPLAR	LIRIODENDRON TULIPIFERA	47"	FAIR - VINES, BROKEN LIMBS, DEADWOOD POOR - TWO TRUNKS FUSED, SMALLER TRUNK ROTTED, EPICORMIC GROWTH, DEADWOOD, VINES
5	RED MAPLE	ACER RUBRUM	24"-12"	FAIR - CURVED TRUNK, VINES, DEADWOOD, SMALL CRACK NEAR BASE, LIGHTNING SCAR
6	BLACK CHERRY	PRUNUS SEROTINA	24"	FAIR - DEADWOOD, VINES, EPICORMIC GROWTH
7	RED MAPLE	ACER RUBRUM	26"	FAIR - DEADWOOD, VINES, EPICORMIC GROWTH
8	AMERICAN BEECH	FAGUS GRANDIFOLIA	24"	FAIR - SMALL CAVITIES, DEADWOOD, HEAVY PRUNING
9	AMERICAN LINDEN	TILIA AMERICANA	25"	GOOD
*10	SILVER MAPLE	ACER SACCHARINUM	48"	GOOD - DEADWOOD

* SPECIMEN TREE

VARIANCE TREE REMOVAL TABLE

Tree ID#	DBH	Species	Condition	Impact	Mitigation
2	31	Tulip Poplar	Poor/Hazard	100%	31
3	42	Tulip Poplar	Fair/Poor	100%	42
4	47	Tulip Poplar	Fair	100%	47

120" removed/4 = 30" to be met via 10 trees at 3" dbh

PLAN NOTES

- TOTAL SITE AREA = 2.15 ACRES (93,641 S.F.) AND CONSISTS OF LOT 6 OF NORTH BETHESDA INDUSTRIAL CENTER-LEXINGTON BUILDING. PROPERTY ADDRESS IS 11900 PARKLAWN DRIVE WITH TAX ID#04-00056433. PROPERTY IS ZONED E0F-0.75 H-100.
- ON-SITE TOPOGRAPHY FROM SURVEY BY MACRIS, HENDRICKS, & GLASCOCK P.A. OFF-SITE TOPOGRAPHY FROM 215NW05.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD.
- SOILS ON-SITE ARE MAPPED ACCORDING TO SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, 1996 SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY, AVAILABLE ONLINE AT <https://websoilsurvey.sc.egov.usda.gov/>. ACCESSED [02/27/2024].
- SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO ROCK CREEK. THIS PORTION OF THE LOWER ROCK CREEK WATERSHED IS DESIGNATED AS USE CLASS I WATERS BY THE STATE OF MARYLAND.
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STREAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON SITE. NO STREAM VALLEY BUFFERS EXIST ON SITE. NO WETLANDS PER MCATLAS.ORG. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C0361D.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS NO FOREST AREA ON-SITE.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE ON MCATLAS.ORG. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
- INDIVIDUAL TREE LOCATIONS ARE IN SURVEYED LOCATIONS EXCEPT FOR OFF-SITE TREES 9 AND 10. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 02/29/2024 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. NO TREES ON-SITE ARE 75% OR GREATER OF THE CURRENT STATE CHAMPION.
- THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

MAP UNIT	MAP UNIT NAME	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE	PRIME FARMLAND	SERPENTINITE
2B	Glennville silt loam, 3 to 8% slopes	S	NO	NO	YES	NO
400	Urban Land	D	NO	NO	NO	NO

FOREST CONSERVATION DATA TABLE

DESCRIPTION	SIZE		
Property Area	2.15 Acres		
Off-site Disturbance	0.17 Acres		
Total Tract Area	2.32 Acres		
Tract remaining in Ag use	0.00 Acres		
Road & Utility ROW (Unimproved)	0.00 Acres		
Existing Forest	0.00 Acres		
Total Forest Retention	0.00 Acres		
Total Forest Cleared	0.00 Acres		
Land Use Category	CA		
Reforestation Threshold	10%		
Stream(s) Length: NA	Average Buffer Width: NA		
Acres of Forest in:	Retained	Cleared	Planted
Wetlands	0.00	0.00	0.00
100yr Floodplain	0.00	0.00	0.00
Stream Buffers	0.00	0.00	0.00
Other Priority Areas	0.00	0.00	0.00

REVISIONS	NO.	DESCRIPTION	DATE

TAX MAP HQ122 W58C 219NW05

PLAT 9530

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 6 NORTH BETHESDA
INDUSTRIAL CENTER

PARKLAWN SELF
STORAGE

PROJ. MGR DM

DRAWN BY FCJ

SCALE 1"= 30'

DATE 01.09.2025

FINAL FOREST
CONSERVATION PLAN
F20241040

L9.03

PROJECT NO. 23.193.11

SHEET NO. 3 OF 4



Know what's below.
Call before you dig.

FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION